

PRELIMINARY PROPERTY REPORT

LAND BOSS
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Property Details

Assessor's Parcel Number:	18-2114700
Property Address:	62nd Ave, Seat Pleasant, MD 20743
County, State:	Prince George's County, MD
Subdivision:	MOUNT WEISSNER
Lot Number:	27
Legal Description:	MOUNT WEISSNER PT LOT 27
TRS:	N/A
Parcel Size:	0.17 acres
Terrain Type:	Plain
Lot Dimensions:	153.2 feet North 52.19 feet East 153.7 feet South 47.40 feet West
Elevation:	42.3 m or 138.6 feet
Flood Zone / Wetlands:	No
Notes:	See deed attached for complete legal description

Property Location / Access

Google Map Link:	https://maps.app.goo.gl/vNmJnK5DmUpJssg49
GPS Coordinates (Center):	38.89589, -76.91237
GPS Coordinates (4 corners):	38.896001, -76.912613 NW 38.895897, -76.912091 NE 38.895760, -76.912136 SE 38.895874, -76.912653 SW
City or County Limits:	City
School District:	Seat Pleasant Elementary School
Access To Property:	Yes, via 62nd Ave

Road Type:	Paved
Who Maintains Roads:	City
Closest Highways:	MD-704
Closest Major City:	Washington, District of Columbia (29 min, 8.5 miles)
Closest Small Town:	Capitol Heights, Maryland (5 min, 0.9 miles)
Closest Gas Station:	Valero, 5601 Martin Luther King Jr Hwy, Capitol Heights, MD 20743 (2 min, 0.2 miles)
Notes:	N/A

Tax & Land Use Information

Annual Property Taxes:	\$1,520.99
Zoning / Property Use Code:	Residential, Single-Family Zone - (RSF-65)
What can be built on the property?	Dwelling, single-family detached, Community garden, Urban agriculture, Cultural facility - See the attached ordinance
Time limit to build?	Permit is good for six months but it can be extended later.
Is camping allowed?	Per County, Yes
Camping restrictions if any:	Only the parking of one (1) unoccupied camping trailer is permitted in the RSF-65 Zone.
Are RV's allowed?	Per County, Yes
RV restrictions if any:	Only the parking of one (1) unoccupied RV is permitted in the RSF-65 Zone.
Are mobile homes allowed?	Per County, No
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, there is no minimum size requirement, just have to follow building code and setbacks.
Tiny home restrictions if any:	If the tiny home is mobile, it's considered a mobile home which is prohibited. Otherwise, the size of the single-family dwelling will be dictated by the RSF-65 development regulations (e.g., lot coverage, setbacks).
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	All Short-Term Rental Licenses are administered by DPIE's Enforcement Division.

Is property part of an HOA or POA?	County does not possess any information regarding this matter, and no relevant information could be found online. It would be advisable to verify with the property owner.
HOA or POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate CC&R's if any
CC&R Information:	N/A
Notes:	The Parcel is INSIDE the city limits. The information above is based on county restrictions, unable to locate subdivision CC&R's if any.

Utility Information

Water?	Water is available. Would have to contact Utility Services Central WSSC Water (800-206-8100). (Website: http://www.wsscwater.com/)
Sewer / Septic?	Sewer is available. Would have to contact Utility Services Central WSSC Water (800-206-8100). (Website: http://www.wsscwater.com/)
Electric?	Would have to contact Baltimore Gas and Electric (BGE) (800-685-0123) or Pepco (202-833-7500).
Gas?	Would have to contact U-Haul Moving (301-350-3544) or Blue Rhino (301-805-8850).
Waste?	Would have to contact McCrae Trash Disposal (202-449-2803) or Uneeda Disposal Services Inc (301-390-3627).
Notes:	As per Utility Services Central WSSC Water, water and sewer is available.

County Contact Information

County Website:	https://www.princegeorgescountymd.gov/
Assessor Website:	https://www.princegeorgescountymd.gov/departments-offices/assessments
Treasurer Website:	https://www.princegeorgescountymd.gov/departments-offices/finance/services/treasury-division
Recorder Website:	https://www.princegeorgescourts.org/217/Land-Records
GIS Website:	https://www.princegeorgescountymd.gov/departments-offices/information-technology/about-oit/geographic-information-systems-gis
Zoning Link:	https://www.princegeorgescountymd.gov/departments-offices/permitting-inspections-and-enforcement/code-enforcement/zoning-enforcement
Phone number for Planning Dept:	301-952-3594
Phone number for Recorder:	301-952-3655
Phone number for Treasurer:	301-952-4030

Phone number for Assessor:	301-952-2500
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A